

CHAPTER 16
Building
(Rep. & recr. # 29-88)

16.18 Unsafe Building

(1) **DESTRUCTION REQUIRED.** A building or a structure that may be or shall at any time become dangerous or unsafe shall, unless made safe and secure, be taken down and removed.

(2) **RESTORATION.** A building or structure declared structurally unsafe by the Building Inspector may be restored to safe condition, provided that if the damage or cost of reconstruction or restoration is in excess of 50% of the fair value of the building or structure, exclusive of foundations, such building or structure, if reconstructed or restored, shall be made to conform with respect to materials and type of construction to the requirements for buildings and structures hereafter erected.

(3) **INSPECTION AND NOTICE TO PUBLIC.** Upon receipt of information that a building, structure or part thereof is dangerous to life, health or adjoining property by reason of bad condition, defective construction, overloaded floors, decay, lack of guards against fire, general dilapidation or other cause, the Building Inspector shall make or cause to be made an inspection and if it is found that an unsafe condition exists, he shall serve on the owner or some one of the owners, executors, administrators, agents or lessees or other persons who may have a vested or contingent interest in the same a written notice containing a description of the building or structure deemed unsafe, a statement of the particulars in which the building or structure is unsafe and an order requiring the same to be made safe and secured or removed as in the judgment of the Building Inspector may be necessary and he shall affix a notice of such order by placing a card with the inscription, "This Building Cannot be Used for Human Habitation, Occupancy or Use," in a conspicuous place on the outside wall of the building or structure and no person shall remove or deface such notice.

(4) **COMPLIANCE WITH ORDER.** The owner or person upon whom such notice was served shall thereupon immediately cause the building or structure to be made safe or to be removed as ordered and if any such building or structure is used for any purposes requiring a license, the Building Inspector may cause such license to be revoked until the building or structure is made safe to comply with the requirements of this chapter.

(5) **ACTION BY CITY; ASSESSMENT OF COST.** If the person served with a notice or order to remove or repair an unsafe building or structure shall fail within a reasonable time to comply with the requirements thereof or where the public safety requires immediate action, the Building Inspector may enter upon the premises with such assistance as may be necessary and cause the building or structure to be made safe or to be removed and the cost of such work may be recovered by the City in an action against the owner or tenant or cause the same to be paid and levied as a lien against the property.

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